

United States Bankruptcy Court
Eastern District of Virginia
Richmond Division

In RE:
Katina Lashawn McMahan

BCN#: 19-36671-KRH
Chapter: 13

Debtor

U.S. Bank National Association, as Trustee
for MASTR Asset Backed Securities Trust
2006-NC3 Mortgage Pass-Through
Certificates, Series 2006-NC3
or present noteholder,

Movant/Secured Creditor,

v.

Katina Lashawn McMahan
Debtor

RESPONSE TO DEBTOR'S MOTION TO SELL REAL ESTATE

Comes now U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 ("Creditor"), by Counsel, and for its response to the Debtor's Motion to Sell Real Property states as follows:

1. That U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 holds a first priority deed of trust secured by real property located at 1426 Lynhaven Avenue, Richmond, VA 23224.

2. That Creditor consents to the sale of the real property located at 1426 Lynhaven Avenue, Richmond, VA 23224, which is secured by a deed of trust held by U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3, provided that there are sufficient proceeds to pay its underlying note and deed of trust in full through settlement.

3. Further, that Creditor requests that all proceeds from the sale of the property be used to pay U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 in full, including its outstanding fees and costs due and owing at the date of settlement. Nothing contained herein shall prevent the Secured Creditor from proceeding to foreclosure upon obtaining relief from the Automatic Stay.

4. To the extent that the proceeds of the sale are insufficient to pay its underlying note and deed of trust in full including its fees and costs at settlement, then U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 is opposed to the Motion to Sell Real Property.

Dated: 12/01/2021

LOGS LEGAL GROUP LLP

Attorneys for U.S. Bank National
Association, as Trustee for MASTR Asset
Backed Securities Trust 2006-NC3 Mortgage
Pass-Through Certificates, Series 2006-NC3

/s/ Mary F. Balthasar Lake
By: _____
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VSB #26155
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Gregory N. Britto, Esquire
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VSB #31539
Counsel for Movant

CERTIFICATE OF SERVICE

I hereby certify that on the 1st day of December, 2021 the following person(s) were served a copy of the foregoing in the manner described below:

Via CM/ECF Electronic Notice:

James E. Kane
Kane & Papa, PC
1313 East Cary Street
P.O. Box 508
Richmond, VA 23218-0508

Debtor's Attorney

Carl M. Bates
P. O. Box 1819
Richmond, VA 23218

Chapter 13 Trustee

Via First Class Mail, Postage Prepaid:

Katina Lashawn McMahan
1426 Lynhaven Ave
Richmond, VA 23224

Debtor(s)

/s/ Mary F. Balthasar Lake

Malcolm B. Savage, III, Esquire
VSB #91050

William M. Savage, Esquire
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